

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING FEBRUARY 26, 2019

1. CALL TO ORDER / CLOSED SESSION

The City Council meeting was called to order at 6:00 p.m. by Mayor Shawver.

2. ROLL CALL

Present: Council Member Ramirez, Council Member Taylor, Council Member Warren,
Mayor Pro Tem Ethans, and Mayor Shawver.

Absent: None.

Excused: None.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

4. CLOSED SESSION

The members of the Stanton City Council of the City of Stanton proceeded to closed session at 6:00 p.m. for discussion regarding:

4A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9 (d)
(2)

Number of Potential Cases: 1

4B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Existing litigation pursuant to Government Code section 54956.9(d)(1)
Number of cases: 1

Orange County Catholic Worker et al v. Orange County et al, United States District Court,
Central District of California Case Number: 8:18-cv-00155-DOC-JDE

5. CALL TO ORDER / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING

The meetings were called to order at 6:37 p.m. by Chairman Shawver.

The City Attorney reported that the Stanton City Council met in closed session from 6:00 to 6:30 p.m.

The City Attorney reported that there was no reportable action.

6. ROLL CALL

Present: Agency/Authority Member Ramirez, Agency/Authority Member Taylor, Agency/Authority Member Warren, Vice Chairman Ethans, and Chairman Shawver.

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Alexander A. Ethans.

8. SPECIAL PRESENTATIONS AND AWARDS

8A. Presentation of Divisional Commendations to Orange County Sheriff's Department Deputy Blake Blaney and Deputy Robert Rockwell by Lieutenant Nate L. Wilson.

- Presentation of certificates of recognition from the office of Senator Ling Ling Chang to Deputy Blake Blaney and Deputy Robert Rockwell.

8B. Presentation by Ms. Becky Esparza, Orange County Human Relations, sharing their mission with the City Council and providing information on their annual and current operations.

- Ms. Becky Esparza presented the City Council with a certificate of recognition for the City's outstanding commitment to fostering mutual understanding among residents and eliminating prejudice, intolerance, and discrimination in order to make Orange County a better place for all people to live, work, and do business.

9. CONSENT CALENDAR

Motion/Second: Warren/Ethans

Motion unanimously carried by the following vote:

AYES: 5 (Ethans, Ramirez, Shawver, Taylor, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

The City Council/Agency Board/Authority Board approved the following Consent Calendar items:

CONSENT CALENDAR

9A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED

The City Council/Agency Board/Authority Board waived reading of Ordinances and Resolutions.

9B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated February 6, 2019 and February 14, 2019, in the amount of \$1,588,101.52.

9C. JANUARY 2019 INVESTMENT REPORT

The Investment Report as of January 31, 2019 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of January 2019.

9D. JANUARY 2019 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of January 31, 2019 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of January 2019.

9E. JANUARY 2019 INVESTMENT REPORT (HOUSING AUTHORITY)

The Investment Report as of January 31, 2019 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Stanton Housing Authority finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of January 2019.

9F. AWARD OF A CONTRACT FOR ORANGE COUNTY SHERIFF'S STATION ROOF PROJECT

The Orange County Sheriff's Station is located at 11100 S Cedar Street. The station is in dire need of roof maintenance. Staff recommends that the firm of Best Contracting Services, Inc. be retained for the maintenance work for the Orange County Sheriff's Station Roof Project. The maintenance cost for the Orange County Sheriff's Station's Station Roof Project is at \$28,705.60, which includes a 10% contingency.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301h; and
2. Awarded a contract to Best Contracting Services, Inc. for the Orange County Sheriff's Station Roof Project for the amount of \$26,096.00; and
3. Authorized the City Manager to bind the City of Stanton and Best Contracting Services Inc. in a contract for the maintenance of the Orange County Sheriff's Station Roof Project; and
4. Authorized the City Manager to approve contract changes, not to exceed 10-percent.

9G. AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR THE DESIGN OF THE CITYWIDE STREET RECONSTRUCTION DESIGN PROJECT TO TAIT & ASSOCIATES

The Citywide Street Reconstruction Design Project will improve infrastructure throughout the City of Stanton. Staff recommends that the firm TAIT & Associates be retained for the design services of this project.

1. The City Council declared that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15301(c) – Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; and
2. Approved a Professional Services Agreement with TAIT & Associates for design support and development of plans for the Citywide Street Reconstruction Design Project for the maximum contract sum of \$108,980; and
3. Authorized the City Manager to bind the City of Stanton and TAIT & Associates in a contract to provide these services.

9H. CONTRACT AMENDMENT FOR PROFESSIONAL CONSTRUCTION INSPECTION SERVICES FOR THE FY 18/19 RESIDENTIAL AND ARTERIAL STREETS REHABILITATION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

On September 11, 2018, the City Council awarded a contract for inspection services for the FY 18/19 Residential and Arterial Streets Rehabilitation Project to NV5. The cost for completing these services is a maximum of \$31,360. Due to a longer construction schedule, rain delays, and additional soils testing, NV5 has requested a contract amendment for additional fees in the amount of \$29,000.

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301 (c); and
2. Approved a contract amendment for professional construction engineering services to NV5 to provide construction engineering services for a maximum contract amount of \$29,000; and
3. Authorized the City Manager to bind the City of Stanton and NV5 in a contract amendment to provide professional construction engineering services.

9I. CONSIDERATION OF AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH KB HOMES FOR THE PROPERTY LOCATED AT 7455 KATELLA AVENUE (HOUSING AUTHORITY)

The Development Committee, upon review of options related to the Authority owned property at 7455 Katella Ave., directed staff to pursue the potential sale of the property. In furtherance of that direction, an Exclusive Right to Negotiate Agreement (ENA) with KB Homes for the future sale and potential development of the property has been prepared.

1. The Stanton Housing Authority declared that the project is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly); and
2. Approved the Exclusive Right to Negotiate Agreement with KB Homes and authorize the City Manager to execute all necessary documents.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS

10A. JOINT PUBLIC HEARING – MAKING CERTAIN FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33433, ADOPTING THE RELATED SUMMARY REPORT AND APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH TINA PACIFIC II HOUSING PARTNERS, L.P

The Housing Authority owns certain parcels in the Tina Pacific neighborhood and is in the process of acquiring additional parcels. If approved, this Disposition and Development Agreement will provide for the potential acquisition of the additional parcels and the sale of all the parcels owned by the Housing Authority to Tina Pacific II Housing Partners, LP, for the design and construction of a seventy-eight (78) unit affordable housing development.

Staff report by Ms. Kelly Hart, Community and Economic Development Director.

The public hearing was opened.

No one appearing to speak, the public hearing was closed.

Motion/Second: Ethans/Ramirez

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Taylor	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Ethans	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Council and Stanton Housing Authority conducted a public hearing; and
2. Declared that the action is not a project and is exempt from the California Environmental Quality Act ("CEQA") under Section 15060(c)(3) and 15378(b); and
3. Approved Resolution Number 2019-04, making certain findings pursuant to Health and Safety Code 33433, adopting the Summary Report prepared pursuant to Health and Safety Section 33433, approving the sale of certain real property located at 8841, 8851, 8861, 8871, 8881, 8891, 8870, and 8880 Pacific Ave. (APN: 126-481-29, 28, 27, 26, 25, 24, 126-482-05, and 06) and 8890 Tina Way (APN: 126-481-07) and, if acquired by the Housing Authority, the sale of 8830, 8840, 8850, 8860, 8871, and 8880 Tina Way (APN: 126-481-01, 02, 03, 04, 05, and 06); and 8890 Pacific Ave. (APN: 126-482-07) to Tina Pacific II Housing Partners, LP, by the Stanton Housing Authority through the Disposition and Development Agreement, entitled:

"A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON AND THE STANTON HOUSING AUTHORITY APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH TINA PACIFIC II HOUSING PARTNERS, A LIMITED PARTNERSHIP, FOR PROPERTIES LOCATED AT 8841, 8851, 8861, 8871, 8881, 8891, 8870, AND 8880 PACIFIC AVE. (APN: 126-481-29, 28, 27, 26, 25, 24, 126-482-05, AND 06) AND 8890 TINA WAY (APN: 126-481-07) AND, IF ACQUIRED BY THE HOUSING AUTHORITY, THE SALE OF 8830, 8840, 8850, 8860, 8871, AND 8880 TINA WAY (APN: 126-481-01, 02, 03, 04, 05, AND 06); AND 8890 PACIFIC AVE. (APN: 126-482-07) AND MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33433 IN CONNECTION WITH THE SALE OF PROPERTY FORMERLY OWNED BY THE STANTON REDEVELOPMENT AGENCY";
and

4. Authorized the City Manager/Executive Director to execute any necessary documents to facilitate the sale of the property.

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1084

This Ordinance was introduced at the regular City Council meeting of February 12, 2019.

Staff report by Ms. Patricia A. Vazquez, City Clerk.

The City Council questioned staff regarding how the new regulations would affect previously established permit parking areas, the impacts to multi tenant housing/single family homes, districts, and overlapping/shared zones.

- Ms. Jhovana Ramirez, resident, spoke in favor of the proposed permit parking regulations as presented by staff.

Motion/Second: Warren/Ethans

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Taylor	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Ethans	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1084, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 10.08.060 OF TITLE 10 OF THE STANTON MUNICIPAL CODE IN REGARD TO PERMIT PARKING REGULATIONS”; and

2. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3); and
3. Adopted Ordinance No. 1084.

11B. APPROVAL OF ORDINANCE NO. 1086

This Ordinance was introduced at the regular City Council meeting of February 12, 2019.

Staff report by Ms. Patricia A. Vazquez, City Clerk.

Motion/Second: Ramirez/Warren

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Taylor	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Ethans	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1086, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADDING CHAPTER 5.74 TO TITLE 5 OF THE STANTON MUNICIPAL CODE, IMPOSING REGULATIONS ON SIDEWALK VENDING IN COMPLIANCE WITH SENATE BILL 946”; and

2. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3); and
3. Adopted Ordinance No. 1086.

12. NEW BUSINESS

12A. APPROVAL OF CITY COUNCIL ETHICS POLICY

In August, 2018, the City Council directed staff to establish a City Council Policy to serve as a standard of conduct for all elected officials, employees, and members of advisory boards, commissions, and committees of the City of Stanton.

Staff report by Ms. Patricia A. Vazquez, City Clerk.

Motion/Second: Warren/Ramirez

Motion unanimously carried by the following vote:

AYES: 5 (Ethans, Ramirez, Shawver, Taylor, Warren)

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council declared that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Approved Resolution No. 2019-06, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ADOPTING A CITY COUNCIL POLICY ESTABLISHING AN ETHICS POLICY FOR ALL ELECTED OFFICIALS, EMPLOYEES, AND MEMBERS OF ADVISORY BOARDS, COMMISSIONS, AND COMMITTEES OF THE CITY OF STANTON".

13. ORAL COMMUNICATIONS – PUBLIC

- Mr. Val Vitols, Nations United UNUversal UNUversity (NUUU), spoke regarding NUUU's proposal to plant fruit trees throughout the Stanton community to honor and support the environment.
- Ms. Emily France, Public Affairs Manager SoCalGas, spoke regarding the benefits and efforts in raising awareness about the balanced energy approach.

14. WRITTEN COMMUNICATIONS None.

15. MAYOR/CHAIRMAN/COUNCIL/AGENCY/AUTHORITY INITIATED BUSINESS

15A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

RECOGNITION OF OUTGOING MAYOR PRO TEM ALEXANDER A. ETHANS

- Mayor Shawver and the City Council presented Mayor Pro Tem Ethans with a certificate of commendation keepsake shadow box from the City of Stanton.
- Mayor Shawver and the City Council presented Mayor Pro Tem Ethans with certificates of recognition from the offices of Congressman Lou Correa, Congressman Alan Lowenthal, Senator Ling Ling Chang, and Assemblywoman Sharon Quirk-Silva.
- Mayor Pro Tem Ethans expressed his gratitude to his wife Ms. Mavis Ethans, his family, City Council, City Staff, and City residents and also stated that "it has been a pleasure serving the City of Stanton".
- Members of the City Council expressed their gratitude to outgoing Mayor Pro Tem Ethans for his efforts throughout his 23 years of service to the City of Stanton.

15B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

None.

15C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

None.

16. ITEMS FROM CITY ATTORNEY/AGENCY COUNSEL/AUTHORITY COUNSEL

None.

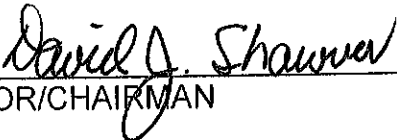
17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

17A. ORANGE COUNTY SHERIFF'S DEPARTMENT

At this time the Orange County Sheriff's Department will provide the City Council with an update on their current operations.

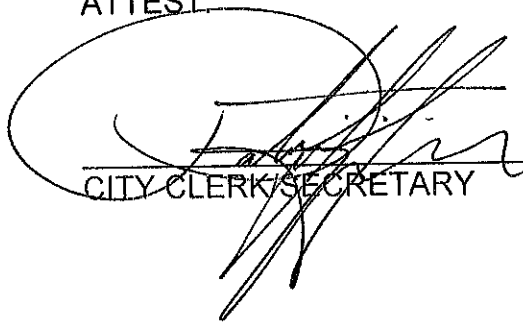
Lieutenant Nate L. Wilson provided the City Council with an update on their current operations.

18. **ADJOURNMENT** in honor and recognition of Mayor Pro Tem Alexander A. Ethans.
Motion/Second: Shawver/
Motion carried at 8:06 p.m.



MAYOR/CHAIRMAN

ATTEST:



CITY CLERK/SECRETARY